012.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,003,200 / 1,003,200
					USE VALUE:	1,003,200 / 1,003,200
					ASSESSED:	1,003,200 / 1,003,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PUTNAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CADORETTE RALPH/BEVERLY
Owner 2:	
Owner 3:	
Street 1:	15 PUTNAM ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROSENBERG ERIC H -
Owner 2:	GODDARD JENNIFER M -
Street 1:	15 PUTNAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2548 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7149.000	463,900		539,300	1,003,200
Total Card	0.164	463,900		539,300	1,003,200
Total Parcel	0.164	463,900		539,300	1,003,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.72 | /Parcel: 393.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	9760
GIS Ref	
GIS Ref	
Insp Date	11/09/17

!1218!

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	464,000	0	7,149.	539,300	1,003,300	1,003,300	Year End Roll	12/18/2019
2019	101	FV	375,300	0	7,149.	697,900	1,073,200	1,073,200	Year End Roll	1/3/2019
2018	101	FV	373,900	0	7,149.	444,100	818,000	818,000	Year End Roll	12/20/2017
2017	101	FV	373,900	0	7,149.	406,100	780,000	780,000	Year End Roll	1/3/2017
2016	101	FV	373,900	0	7,149.	329,900	703,800	703,800	Year End	1/4/2016
2015	101	FV	345,800	0	7,149.	329,900	675,700	675,700	Year End Roll	12/11/2014
2014	101	FV	345,800	0	7,149.	300,700	646,500	646,500	Year End Roll	12/16/2013
2013	101	FV	345,800	0	7,149.	286,100	631,900	631,900		12/13/2012

PRINT

Date	Time
12/10/20	16:52:43

LAST REV

Date	Time
12/12/19	11:26:52
danam	
1218	

USER DEFINED

Prior Id # 1:	9760
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENBERG ERIC	1287-131		7/15/2004		620,000	No	No		
DIGIOVANNI MARK	1225-120		8/10/2000		445,000	No	No		
ROBERTS JENNIFE	1113-73		7/14/1993		229,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2019	878	Porch	11,000	C				replace door
6/11/2010	627	Manual	5,000					ROOF REPAIRS
1/13/2009	29	Manual	9,000					ADD BATH IN EXISTG
5/22/1995	115		8,000					ADD FRONT+REAR DOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2017	Meas/Inspect	BS	Barbara S
2/28/2009	Meas/Inspect	372	PATRIOT
9/22/2005	MLS	BR	B Rossignol
10/31/2004	MLS	MM	Mary M
11/7/2000	MLS	MM	Mary M
10/25/1999	Inspected	267	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7149		Sq. Ft.	Site		0	85.	0.89	2									539,303						539,300	

Total AC/HA: 0.16412 | Total SF/SM: 7149 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 539,303 | Spl Credit | Total: 539,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.06208789
Const Adj.:	0.98990101
Adj $ / SQ:	110.393
Other Features:	110144
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486313
Depreciation:	22370
Depreciated Total:	463943

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

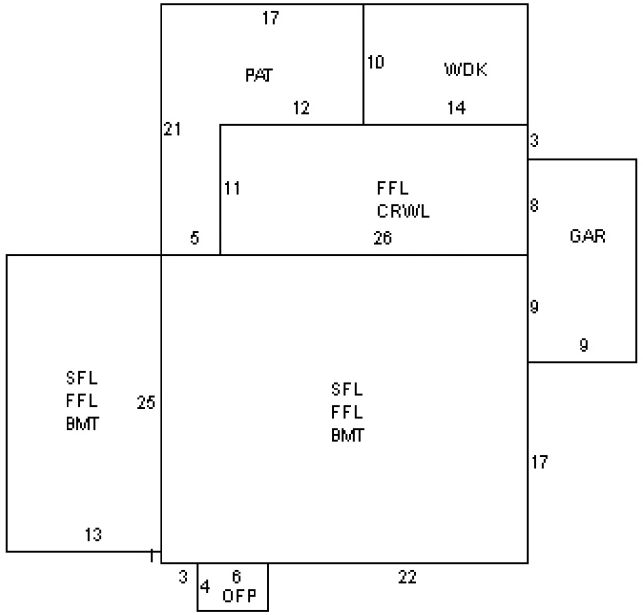
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	121.43
Special Features:	0	Val/Su Net:	102.93
Final Total:	463900	Val/Su SzAd	182.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,417	110.390	156,427
BMT	Basement	1,131	33.120	37,456
SFL	Second Floor	1,131	110.390	124,854
CRWL	Crawl Space	286	16.560	4,736
PAT	Patio	225	3.880	872
GAR	Garage	153	31.020	4,747
WDK	Deck	140	13.010	1,821
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	4,507	Total:	331,958
Size Ad	2548	Gross Are	4507	FinArea 2548

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

012.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	